



## Priory Park Farm Fryston Common Lane, Monk Fryston

£975,000

- Extensive Family Home, Over 3200 Sq. Ft.
- Family Bathroom
- 2 Bedroom Self Contained Annexe
- Grounds & Paddock Land of Almost 2.5 Acres
- 2 Reception Rooms
- Viewing Essential
- 4 Bedrooms, En-Suite Facilities to 2 Bedrooms
- Superb Kitchen Dining Room with Study Area
- EER 74 (C)

An extensive family home delivering over 3,200 sq. ft. of internal accommodation with grounds and paddock land extending to almost 2.5 Acres.

Priory Park Farm is a wonderful stone built detached family home, showcasing modern internal living and versatility with a two bedroom self-contained annexe to the side. The present owners have undertaken a comprehensive programme of works to the property in recent years, which has seen the ground floor reconfigured, extended and modernised beautifully throughout. The major works include a two storey extension to the side elevation forming the two bedroom annexe with separate bathroom, kitchen and lounge.

Further to that, a single storey extension adjoins the rear elevation to provide a more open plan living kitchen and an extended living room. A new kitchen was incorporated into the design with French doors leading out to the rear garden and beyond.

The expansive accommodation on the ground floor is particularly adaptable and flows well, combining both family and more formal rooms centred around a beautiful open plan kitchen and dining area. The ground floor is further enhanced by a family room located off the kitchen, formal dining room, lounge and utility room. Adjoining the east wing the two bedroom annexe has a separate living space, bedroom/office and secondary kitchen and bathroom. There is the flexibility for this to be incorporated into the main dwelling at very little cost and refurbishment works.

To the first floor of the main dwelling, the property is further enhanced by four well proportioned double bedrooms, all benefitting from a double glazed window and central heating radiator.

The principal bedroom has built-in storage and modern en suite shower room. Bedroom two is has built-in storage and an en suite shower room. There are two further well-proportioned bedrooms, both with built-in storage and served by a modern family bathroom. A secondary staircase to the opposing side, located off the ground floor inner hall, gives access to a further two separate double bedrooms ideal for annexe use if required.

The property is located on the outskirts of the village of Monk Fryston, a well-known and highly regarded village location. Positioned just inside the village envelope, the Priory Park Farm will be found along the right hand side coming from the village and is approached through a pair of double timber framed gates onto a gravelled driveway providing off street parking for several motor vehicles. The more private and immediate garden surrounding the property is predominantly laid to lawn with enclosed fenced and tree lined boundaries. Access into the paddocks will be via the right hand side of the property, subject to some small groundworks and removal of small trees along the rear fence boundary.

The property comes with a 2.04 Acre field positioned behind the property and can be clearly identified by the red lined boundary on the plan within these particulars. Timber post and rail fencing forms the boundary to the South, East and West and it will be the prospective purchaser(s) responsibility to erect the same type of fencing within 3 months post completion. The land has been previously occupied for equestrian purposes and to our knowledge, is not affected by any rights of way, wayleaves or any other legal restriction. We do advise to check with your legal representative before proceeding.

The property represents a wonderful opportunity to acquire such an extensive family home with versatile living accommodation internally and 2 acres of land. Property's such as this are rarely presented to the open market and the sale of this property provides one of those increasingly rare opportunities. All viewings are strictly by appointment only and strongly recommended.

EER- 74 (C)

Tenure - Freehold

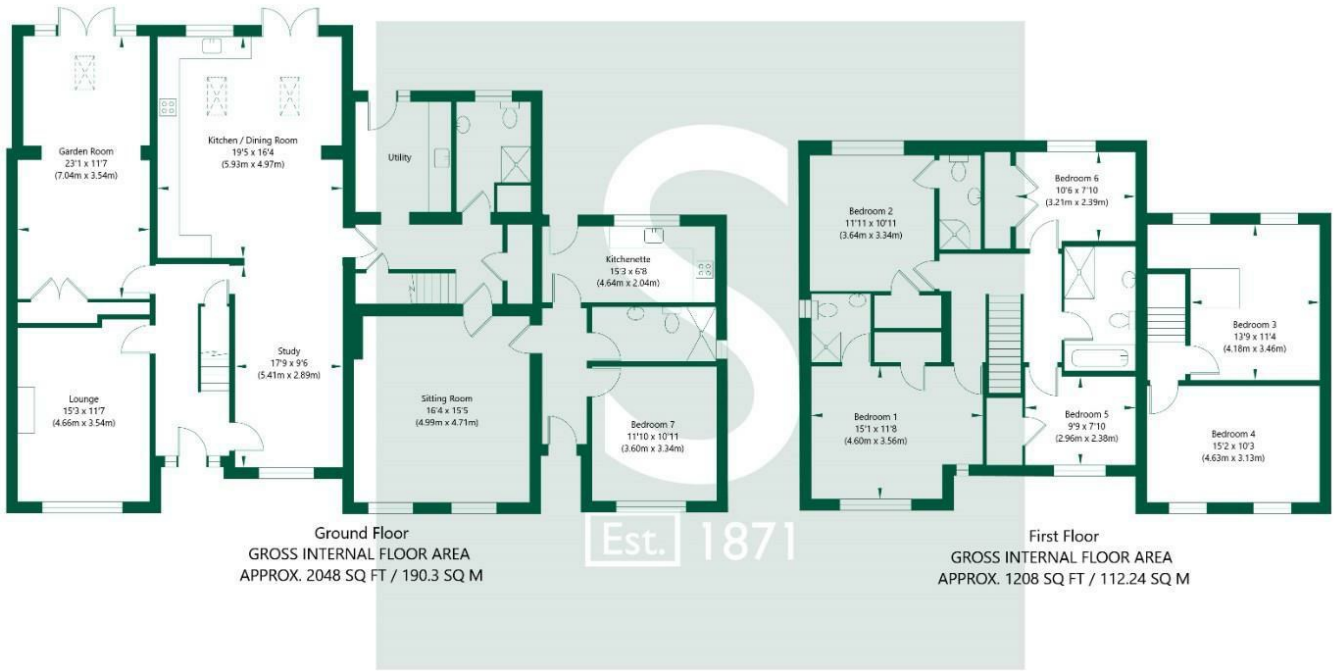
Council Tax - North Yorkshire Council - Band E

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

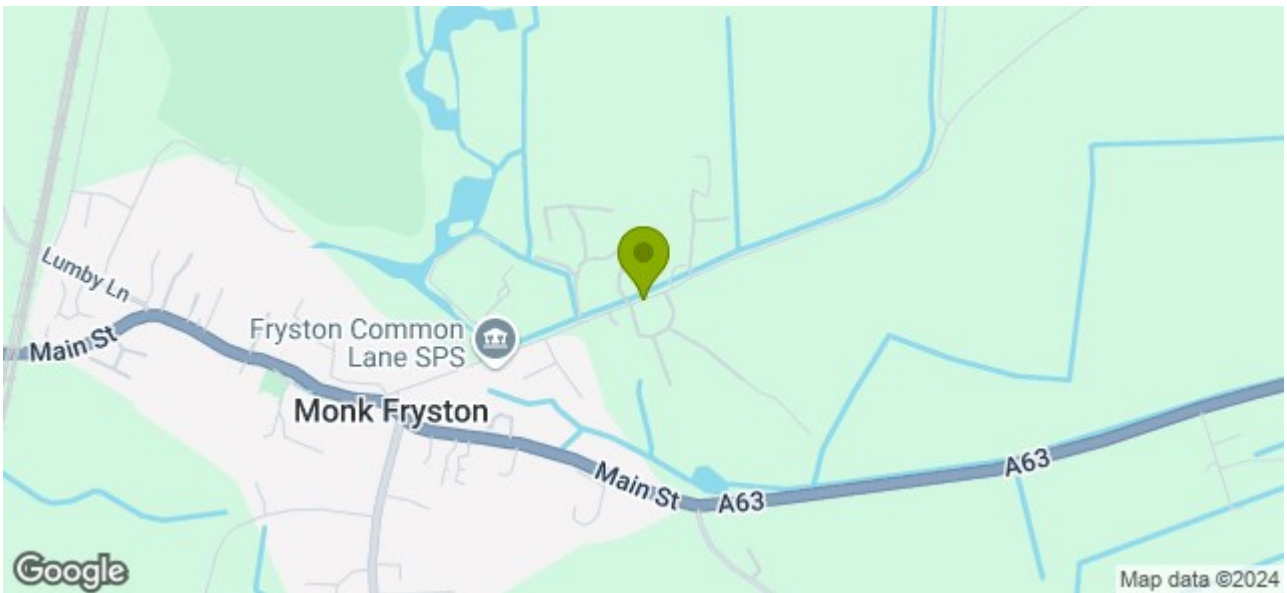




Fryston Common Lane, Monk Fryston, LS25 5ER



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 3256 SQ FT / 302.54 SQ M  
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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**Stephensons**

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